

# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

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### MINUTES June 28, 1999

**Public Hearing: Amendment to Maplewood Definitive Subdivision Plan (a.k.a. West Meadow), 361 Acton Street, Map 17, Parcel 17A, approved 9/28/98, Marylou Koning, applicant**  
**Discussion of "informal conceptual plan" for subdivision of land located at 195 Rutland Street, connecting to 120 Pine Brook Road, Map 26, Lot 18 & Map 35, Lots 15 and 22Y [Request of Betsy Gould]**  
**ANR Plan: Curve and Fiske Streets, Map 28, Parcel 8, Carlisle Land Trust, applicant**

Acting Chair Epstein called the meeting to order at 7:35 p.m. Members Abend, Hara, Lane and Reid were present. Planning Administrator George Mansfield was also present as well as *Mosquito* reporter David Ives.

Several clarifications were made to the minutes of June 14, 1999 and Abend then moved to approve these minutes as amended. Reid seconded the motion and it carried 4-0-1 with Lane abstaining.

Mansfield noted that a Certificate of Extension of Definitive Subdivision approval for Tall Pines to 12/15/99 was approved by the Board on March 8, 1999, but the notice had not been signed and notarized. Mansfield asked the Board to allow Reid to sign this document since she was the Board's clerk at the time of the approval. The Board agreed.

Lane stated that he had read the minutes of the last meeting and that he would feel comfortable assuming the role of treasurer. The PA noted that the treasurer would also be asked to serve on the Long Term Capital Requirements Committee. Lane agreed to this as well. Reid then moved to nominate Tom Lane for the position of treasurer. Abend seconded the nomination. Hearing no further nominations, Abend then moved to close the nominations for treasurer. Hara seconded this motion and the Board concurred 5-0. The Board then voted unanimously to elect Tom Lane as the Board's Treasurer. Lane also agreed to serve as the MAPC/MAGIC representative.

**Public Hearing: Amendment to Maplewood Definitive Subdivision Plan (a.k.a. West Meadow), 361 Acton Street, Map 17, Parcel 17A, approved 9/28/98, Marylou Koning, applicant**

Marylou and Robert Koning were present and presented the green cards. Marylou Koning asked that the name of the subdivision road be changed to Koning Farm Road. The applicant also asked that the application and review fees be waived. Abend asked the PA what the application fee would be. Mansfield explained that a specific fee for subdivision amendments has not been established. Abend moved to waive any appropriate fees for this application for amendment. Epstein seconded the motion and it carried 5-0. Abend then moved to accept the change of name to Koning Farm Road. Reid seconded the motion and it was approved 5-0. Robert Koning stated that the name change would be recorded on the final as-built plan.

### **Budget Issues**

Mansfield pointed out that very little had been expended from the Professional/Technical (01174) account. He explained that in the past this account has been used to pay Kopelman and Paige bills. With the new Town Counsel the PB is no longer receiving bills for legal expenses. Epstein explained that the Town has hired Deutsch Williams as Town Counsel on a retainer. Therefore the PB is not being billed for memos, phone calls and general legal advice. It is not clear, however, how litigation expenses are being billed. Mansfield said that he and Epstein are scheduling a meeting with the Selectmen to clarify issues regarding this account. Mansfield also noted that the money allocated for the PB 01174 account would return to the general fund after 6/30/99. Reid suggested that the remaining funds in this account might be used for engineering review of possible revisions to the Rules and Regulations and Board members discussed this possibility. Mansfield and Epstein felt uncomfortable about using

the funds in this way. They felt there may have been some confusion over the use of this account and there may be some outstanding legal fees. Epstein agreed to talk with Selectman Doug Stevenson in an attempt to resolve this issue. The Board continued its discussion of other budget matters later in the evening.

**Discussion of "informal conceptual plan" for subdivision of land located at 195 Rutland Street, connecting to 120 Pine Brook Road, Map 26, Lot 18 & Map 35, Lots 15 and 22Y [Request of Betsy Gould]**

The applicant Betsy Gould was present with her engineer Gary Shepard of David E. Ross Assoc. Bert Gould, Nancy and Gary Stadtlander, Glen Urban and Kate Bauer Burke of Pine Brook Road and Sherry Gould of Littleton were also present.

Shepard explained that the parcel is a total of 43.2 acres located between Pine Brook Road and Rutland Street. He stated that a through road had been considered, but they have come up with an alternate plan. This plan creates a ten-acre, two-lot conservation cluster at the end of Pine Brook Road with approximately 4 acres being donated to the Town. A 1000-ft. cul-de-sac roadway would also be created off Rutland Street to access 5 conventional and 5 porkchop lots. This would create a total of 12 lots on the entire parcel. Shepard noted that a waiver would be required for the rounding at Rutland Street, but he did not think this would be a safety hazard.

Abend asked if there were wetlands on the property. Shepard stated that the property is mostly dry and on a ridge although the existing driveway off Pine Brook does cross a wetland.

Hara noted that the property abuts Great Brook Farm State Park and that an existing trail crosses this property. The Goulds stated that they would be open to granting a trail easement. Reid asked if the entire property near this trail could be donated, but Shepard said the geometry would not work.

Reid then suggested a conservation cluster off the cul-de-sac from Rutland Street. Shepard did not think this option was available to them. Reid explained that the cul-de-sac could be built to serve several lots and then a special permit could be obtained to develop the remaining land as a conservation cluster. This would allow a parcel of land near the existing trail to be donated as well. Epstein referred the applicant to Sec.5.5.1 of the general bylaws noting that a conservation cluster must meet the general purpose of the bylaws. Shepard asked if more than two porkchop lots could be adjacent to each other. Mansfield said this would be allowed with a conservation cluster. Mansfield then pointed to Sec.5.5.2.2 of the general bylaws which seems to indicate that a conservation cluster is limited to ANR lots. He suggested to the Board that it should determine if a subdivision and a conservation cluster may be developed simultaneously. Abend suggested developing the subdivision first and then the cluster, but showing the layout of both during the entire process.

Glen Urban stated that he was pleased to see the low density of this plan with no through road. He was also pleased that the board is considering an additional parcel of land to be donated to the state park.

Epstein advised the applicant to submit a preliminary plan to avoid the unnecessary expense of revising fully engineered plans.

Gary Stadtlander thought that the land off Pine Brook Road must be very wet. Shepard explained that there is wetland around this area of the parcel, but it is sufficiently dry for development. Nancy Stadtlander said she appreciates maintaining privacy in the area and asked for a minimum of disruption to the wetland.

Abend asked the applicant to present the conceptual plan to the ConsCom before returning to the PB with a preliminary plan. Epstein noted that a conservation cluster requires a buffer area around the property. He also suggested contacting the fire chief for an opinion on this development.

Kate Bauer Burke thanked the Goulds for their sensitivity to this area.

Mansfield noted that Pine Brook Road is already over 1000 feet with 9-10 homes. He recommended that this cul-de-sac not be overloaded. He also suggested that the applicant could present another conceptual plan for discussion.

Nancy Stadlander asked if the applicant would consider a trail to access the state park from Pine Brook Road.

**ANR Plan: Curve and Fiske Streets, Map 28, Parcel 8, Carlisle Land Trust, applicant**

Hara recused herself from the discussion. Wayne Davis of the Carlisle Land Trust presented the ANR. He explained that this ANR represents the South Field of the Wang Coombs property. He expected the North Field to be Town owned property before the end of the week. Davis explained that this ANR adjusts the lot lines on Lot 1A to address some mutual concerns of the owner, John Swanson, and the CLT. Davis noted that lot 8A is mostly wetland and will become Town property while lots 8, 9 and 10 are mostly agricultural land. Reid moved to endorse the plan for the Carlisle Land Trust prepared by Stamski and McNary dated 6/16/99 as approval not required. Abend seconded the motion and it carried 4-0-1 with Hara recused.

**Misc. Board Business**

Reid asked the secretary to make a note to hold a future discussion on the use of ellipses and lot regularity.

Abend noted that he would not be available until approximately 9:30 p.m. for the July 19<sup>th</sup> meeting. This will affect scheduling of a special permit hearing which requires five board members to make a decision.

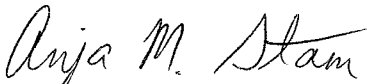
Mansfield told the Board that the ConsCom uses the *Concord Journal* to post legal notices during the summer months. He asked if the PB wishes to do the same. The Board agreed to do so.

The Board then returned to budget issues. Mansfield explained that there would be an estimated surplus of \$4,260 in the Board's general 01175 account. He proposed the purchase of a new Pentium II workstation for the secretary at a cost of \$1310. The Board agreed this was a good idea. Mansfield then explained that Tice had proposed a laptop computer that could be used to take minutes or for doing work at home. This could be purchased for \$1,771. Board members discussed the benefits of a laptop and thought it might be best to defer this decision to Tice. Mansfield went on to describe the need for acoustical dividers to create a better working environment. He explained that the work areas on the second floor were being reconfigured to accommodate three additional employees. Board members acknowledged the need, but were concerned over the quality of such dividers and compatibility with existing furniture and other work areas. Several ideas were discussed, but Mansfield explained that no firm decisions had been made on how the work areas would be reconfigured. Abend moved to authorize the PA to expend \$1,310 for a Gateway E-4200 workstation, \$1,771 for a Gateway 2500 SE Notebook, approximately \$300 for miscellaneous office supplies and approximately \$800 for acoustical dividers with overall expenditures not to exceed the estimated surplus. Epstein seconded the motion and it carried 5-0. Epstein asked the PA to contact Tice for input regarding the laptop and to contact Hara and Reid prior to making a final decision regarding the acoustical dividers.

Because there would be no additional PB meetings before the books are closed for FY99 Reid moved to give Tice or Abend interim authority to approve FY99 expenditures between 6/28/99 and 7/15/99. Epstein seconded the motion and it carried 5-0.

At 9:45 p.m. the Board unanimously adjourned the meeting.

Respectfully submitted,



Anja M. Stam  
Recording Secretary